



Primmer Olds **BAS**

TO LET

Retail Unit With Return Frontage In Prime Location

1-2 ROYAL ARCADE, BOSCOMBE, BOURNEMOUTH, DORSET, BH1 4BT

KEY FEATURES

- Prime location fronting main pedestrianised entrance to the Royal Arcade
- Assignment of leasehold interest
- Substantial basement storage space
- Three phase electricity supply
- Off licence planning granted
- Available by way of a lease assignment with a current passing rent of £29,500 plus VAT per annum
- Total Net Internal area - 2,558 Sq. Ft. (237.64 Sq. M.)



Primmer Olds B-A-S
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Enquiries: Call us on 01202 887 555



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1-2 ROYAL ARCADE

LOCATION & DESCRIPTION

This Grade II listed building occupies a prime trading position, opposite KFC and located at the western end of Boscombe's pedestrianised shopping precinct fronting the main pedestrianised entrance to the Royal Arcade.

The subject premises can be accessed from both the Arcade and the High Street, it comprises an open ground floor sales space which is currently configured as a post office and benefits from extensive basement storage space.

The property benefits from three phase electricity, air conditioning and has been granted planning for off-licence.

The Royal Arcade provides a mixture of independent retailers and other major names trading close by include McDonalds, Subway, Primark and the O2 Academy.

ACCOMMODATION

| Floor Areas | Sq Ft | Sq M |
|----------------------------|--------------|---------------|
| Ground Floor - Sales Area | 1,313 | 121.95 |
| Basement - Storage Rooms | 1,245 | 115.63 |
| Total Internal Area | 2,558 | 237.64 |

Areas stated on a Net Internal basis and measured in accordance with the RICS Code of Measuring Practice 6th Edition.

PLANNING

Under the new planning regulations, we believe the current permitted use to be use class 'E' which includes uses such as retail, professional services, cafe, health clinics, indoor recreation/sport and office. All parties are advised to make their own enquiries of the local authority for confirmation.

TERMS

The premises are held on the residue of an effective full repairing and insuring lease (via service charge) granted for a term of 10 years from 22 August 2018 at a passing rent of £29,500 per annum, exclusive expiring on 2028. Please note VAT is payable on the rents.

SERVICE CHARGE

The building operates a service charge budget and the current amount payable by the subject premises is £125 per quarter plus VAT.

RATES

Rateable Value £29,000

Source - voa.gov.uk

The 2024/2025 standard multiplier is 0.499 (49.9p payable per £1). This determines what business rates are payable. All parties are advised to make their own enquiries for confirmation.

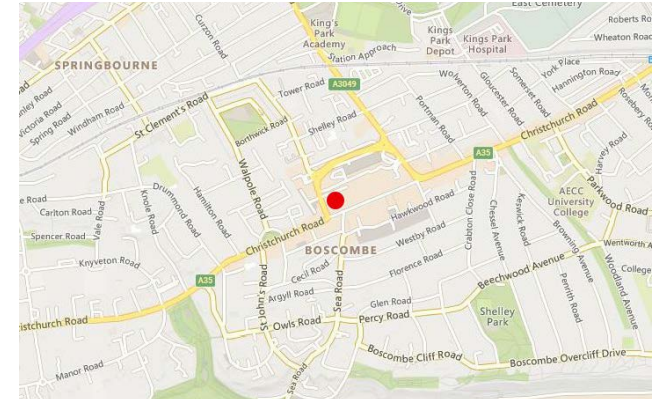
*If you qualify as a 'small business' you may be eligible for substantial relief in connection with business rates payable. We advise all parties speak to the local authority in the first instance for confirmation.

EPC

Asset Rating B 39

CODE OF LEASING

All interested parties should be aware of the Code of Leasing Premises 1st Edition, February 2020, for England and Wales, which recommends that they should seek professional advice from property professionals before agreeing or entering into a business tenancy.



VIEWING & FURTHER INFORMATION: CALL 01202 887 555

These details are provided for general information purposes and whilst every effort has been made to ensure accuracy, no responsibility is taken for any errors or omission or miss-statement in these particulars. Noting in these details constitutes an offer or contract. No responsibility or warranty whatsoever is made during negotiations by the agent, seller or lessor. All plans provided are for identification only and are not to be scaled or to be relied upon. No services have been tested and no warranty is given on their existence or condition. All interested parties are required to carry out their own due diligence. Prospective purchasers or tenants should verify any stated planning use in these particulars with Local Planning Authority and should satisfy themselves that their proposed use is compatible with planning requirements. Unless otherwise stated, all prices and rents are quoted exclusive of Value Added Tax (V.A.T.). Any intending purchasers or lessees must satisfy themselves independently as to the incidence of V.A.T. in respect of any transaction. No part of this document should be re-produced or transmitted without the prior written consent of the agent.



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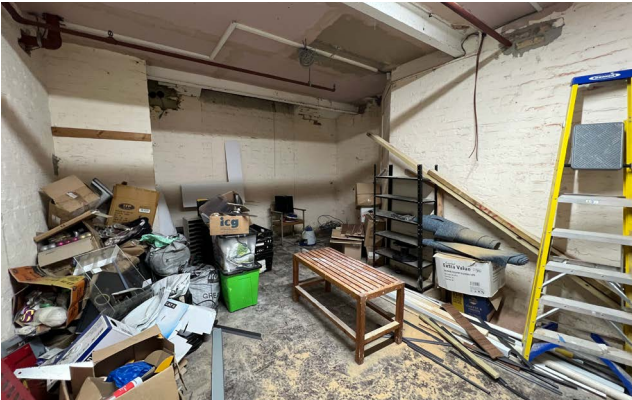
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